

**KANAB CITY PLANNING COMMISSION MEETING  
MARCH 6, 2012  
KANE COUNTY COMMISSION CHAMBERS**

**PRESENT:** Chairman Arlon Chamberlain, Members Tom Avant, Dennis Day, Dave Borup, Byard Kershaw, Jim Sorenson, Terril Honey and Teresa Trujillo. Staff Members Darrin Janes of Five County and Building Inspector Russ Keller.

**WORK MEETING:** Discussed items on the agenda.

Chairman Chamberlain opened the regularly scheduled meeting at 7:05 p.m.

**CONSIDER A CONDITIONAL USE PERMIT FOR RUSSELL BEESLEY AND LAUREL ANDERSON FOR A BED AND BREAKFAST AT 53 SOUTH 200 EAST:** After the commission reviewed the staff report prepared by Mr. Janes, Member Avant made a motion to approve the conditional use permit for Russell Beesley and Laurel Anderson for a bed and breakfast located at 53 South 200 East based with the four findings that: (1) the proposed use is necessary or desirable and will contribute to the general well-being of the community, (2) the use will not be detrimental to the health, safety, or welfare of persons residing, or working in the vicinity, or injurious to property or improvements in the vicinity, (3) the proposed use will comply with the regulations of this Ordinance, and (4) the proposed use is in harmony with the intent and purpose of the Kanab City Master Plan or that the plan shall have first been amended through public hearing.

Motion 2<sup>nd</sup> by Member Day. Motion passed unanimously.

**DISCUSS POTENTIAL CHANGES TO CHAPTER 3 “APPEALS” OF THE LAND USE ORDINANCE:** City Manager Duane Huffman presented the Planning Commission with potential changes to Chapter 3 in the Land Use Ordinance regarding appeals. The changes dealt with technical clarifications and the process by which individuals or entities can participate in appeals. Audience member Carol Lee Woods asked what the driving force was for these changes, and Mr. Huffman stated that the legal expenses over the last year were the basis for proposing changes, as the changes would involve the applicant in the defense of an appeal. Audience member Joan Thacher asked that the ten days for an appeal be extended to thirty days. The Commission asked Mr. Huffman to work with legal counsel on a process whereby a notice of appeal could be filed with a following deadline for the filing of the more complete arguments for the appeal. These changes will be the subject of a public hearing at the following meeting.

**PLANNING COMMISSION DISCUSSION THAT MAY INCLUDE THE FOLLOWING TOPICS:**

**Site Plan Requirements:** Member Honey would like to see a chart in chapter nine with the different types of site plan reviews.

**Landscaping:** No discussion

**Curb and Gutter:** No discussion

**Definition of “Smokestack” and “Chimney”:** After much discussion, the Commission asked staff to work with legal counsel regarding a definition of a smokestack related to the discharge of smoke/gas from a manufacturing/industrial process, as well as advise for where within the ordinances the definition should be located.

**Discuss Fire Dept. training facility:** Landon Welch presented the proposed idea of a new fire training facility out to the City Yard located at 1150 Chinle Drive. Member Honey felt that the Fire Department came to Planning Commission prematurely and felt that they needed to work first with staff to determine what, if any, applications would need to be submitted and reviewed.

A motion to adjourn was made by Member Day and 2<sup>nd</sup> by Member Honey.

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Chairman Signature

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Date